



Perry Petersen, *Chair*
Mary Lou Johnson,
Vice Chair
Sujendra Mishra
Kevin Chase
Joe Sammut
Rick Biasotti

**MINUTES
PLANNING COMMISSION MEETING**

January 6, 2015

7:00 p.m.

Meeting location: Senior Center, 1555 Crystal Springs Road, San Bruno

CALL TO ORDER at 7:01 pm.

ROLL CALL

	<u>Present</u>	<u>Absent</u>
Chair Petersen	X	
Vice Chair Johnson	X	
Commissioner Biasotti	X	
Commissioner Chase	X	
Commissioner Mishra	X	
Commissioner Sammut	X	

STAFF PRESENT:

Planning Division:

Community Development Director: David Woltering
City Attorney: Marc Zafferano
Glenview Project Manager: Harry Burrows
Community Development Technician: Brian Paland

Pledge of Allegiance: Chair Petersen

- 1. Approval of Minutes – None**
- 2. Communication – None**
- 3. Public Comment – None**
- 4. Announcement of Conflict of Interest – None**

5. Public Hearings

A. Crestmoor Neighborhood

Zoning: R-1-G: Single-Family Residential, Glenview Rebuild Overlay District

Recommended Environmental Determination: Categorical Exemption

Request: that the Planning Commission recommend the City Council adopt an Ordinance approving a Development Agreement between the City of San Bruno and Castle Companies, Inc., for the development of ten lots within the Crestmoor Neighborhood.

City Attorney Marc Zafferano: Presents staff report.

Community Development Director Woltering: Reinforced comments of City Attorney that the Commission will not be reviewing the design of homes this evening. There will be subsequent meetings, including neighborhood meetings to gather public input on design, an Architectural Review Committee meeting, and a future Planning Commission hearing. Construction is anticipated to begin within the next six months.

Commissioner Sammut: Item F in the Staff Report states that the developer will complete construction within 180 days following issuance of the building permits. Item 6.5 of the agreement states that completion should be within 60 days. Asked if the 60 days is a typographical error.

City Attorney Marc Zafferano: Confirmed that the 60 days was incorrect and that the 180 day period is correct and will be corrected before being reviewed by the City Council.

Commissioner Biasotti: Asked why Lot 10 won't be completed at the same time.

Director Woltering: Lot 10 is a steep lot and will require a more intricate, complex design. The applicant is asking for an additional 90 days, but the applicant will attempt to complete the home within the initial 180 days.

Commissioner Chase: Both places in the staff report where 60 days are mentioned are a typographical error.

City Attorney Marc Zafferano: Confirms that the correct timeline is 180 days.

Gurnsey (Concord Way): Asked if the development will slow down repairs to streets and sidewalks.

Chair Petersen: Asked staff to make notes of questions in order to provide answers at a later date. This question is not under the Commission role at this hearing.

Sharron Baum (Claremont Drive): Asked if Castle Companies is the same company that was supposed to start construction a year ago.

City Attorney Marc Zafferano: Castle Companies is the same company, but construction wasn't planned to begin until PG&E and the City finalized a purchase agreement for the lots.

Maria Barr (Concord Way): Were the other companies being considered?

City Attorney Marc Zafferano: There were several. The City Council, through public meetings, conducted a thorough and comprehensive review and chose Castle Companies based on their ability to complete the project in a timely manner and have the financial backing to do so.

Barbara Passion (Claremont Drive): Asked how much the lots were sold for and what will be the price ranges for the homes.

City Attorney Marc Zafferano: The sale price is \$415,000 for each of the City lots. The City does not know what the sale price will be for the finished homes.

Public Question (unknown): Does the 180 days include weekends?

City Attorney Marc Zafferano: The 180 days is calendar days. Construction will only be allowed during normal construction hours as permitted by the City.

Director Woltering: Construction hours are typically weekdays. The developer can ask for special permission to work on Saturdays.

Elizabeth Koonz (Claremont Drive): Why is the construction exempt from Environmental Impact Reports?

City Attorney Marc Zafferano: Replacement residential construction in a residential zone is Categorical Exempt under the California Environmental Quality Act (CEQA). This would be no different from rebuilding one house at a time.

Commissioner Biasotti: Confirms that the same Categorical Exemption was given to previous rebuilds in the Crestmoor area.

Harry Burrows, Glenview Project Manager (addressing the question of the first speaker): The construction of these new homes will not affect the timeline of construction of roads, sidewalks, and sewer laterals.

Caroline Gray (Claremont at Fairmont): Where does the City intend to conduct a Neighborhood Meeting in their neighborhood?

Director Woltering: The Neighborhood Meeting will be held at John Muir School. Subsequently, the Architectural Review Committee meeting will be held at City Hall and a Planning Commission meeting will be held at the Senior Center.

Chair Petersen closed the public hearing.

Motion that the Planning Commission recommend the City Council adopt an Ordinance approving a Development Agreement between the City of San Bruno and Castle Companies, Inc., for the development of ten individual lots within the Crestmoor Neighborhood.

Commissioner Chase/Mishra

Roll Call Vote: 6-0

AYES: Chair Petersen, Vice Chair Johnson, Commissioners Sammut, Chase, Biasotti, Mishra
NOES: None
ABSTAIN: None

6. Discussion

A. City Staff Discussion: None

B. Planning Commission Discussion: None

8. Adjournment

Meeting was adjourned at 7:33 pm

David Woltering
Secretary to the Planning Commission
City of San Bruno

Perry Petersen, Chair
Planning Commission
City of San Bruno

NEXT MEETING: January 20, 2015